

**AGENDA ITEM**

**TO:** Planning and Zoning Commission

**THROUGH:** Matt Robinson, AICP, Planning Manager

**FROM:** Eleana Galicia, Planner I

**SUBJECT:** Consider/Discuss/Act on a Conveyance Plat for Lots 1R3 and 6R, Block A, of the Parkside at Craig Ranch Addition, Located on the Southeast Corner of Van Tuyl Parkway and Meyer Way

**APPROVAL PROCESS:** The Planning and Zoning Commission is the final approval authority for the proposed conveyance plat.

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**STAFF RECOMMENDATION:** Staff recommends approval of the proposed conveyance plat.

**APPLICATION SUBMITTAL DATE:** May 31, 2016 (Original Application)  
June 27, 2016 (Revised Submittal)  
August 10, 2016 (Revised Submittal)  
August 15, 2016 (Revised Submittal)

**ITEM SUMMARY:** The applicant is proposing to subdivide approximately 19.57 acres into two lots for residential uses.

The approval of a conveyance plat authorizes the recordation and conveyance of the parcel(s) created thereon, but does not authorize any type of development on the property. The applicant and future owner(s) of the property remain obligated to comply with all provisions of the Subdivision Ordinance upon future development of the property including, but not limited to, all platting requirements, required public improvements, utility extensions, street improvements, right-of-way and easement dedications, and all other applicable requirements of the Subdivision Ordinance. The submission and approval of a conveyance plat does not vest any rights in the property.

**PLATTING STATUS:** The subject property is currently conveyance platted as Lot 1R2, Block A of the Parkside at Craig Ranch Addition. An associated preliminary-final plat (16-254PF) is currently under review by Staff. A record plat(s) of the subject property must be approved prior to the commencement of any development activity on the subject property.

**ZONING:**

<b>Location</b>	<b>Zoning District (Permitted Land Uses)</b>	<b>Existing Land Use</b>
Subject Property	“PD” – Planned Development District Ordinance No. 2015-07-067 (Multi-Family Residential Uses)	Undeveloped Land
North	“PD” – Planned Development District Ordinance No. 2014-11-087 (Commercial Uses), and “REC” – Regional Employment Center Overlay District	Undeveloped Land
South	“PD” – Planned Development District Ordinance No. 2015-07-067 (Multi-Family Residential Uses)	Parkside at Craig Ranch
East	“PD” – Planned Development District Ordinance No. 2003-01-004 (Commercial Uses), and “REC” – Regional Employment Center Overlay District	The Beach at Craig Ranch and The Ballfields at Craig Ranch
West	“PD” – Planned Development District Ordinance No. 2001-02-017 (Commercial Uses), and “REC” – Regional Employment Center Overlay District	Undeveloped Land

**ACCESS/CIRCULATION:**

Adjacent Streets: Meyer Way, 60’ Right-of-Way, Collector

Van Tuyl Parkway, 60’ Right-of-Way, Collector

Alma Road, 120’ Right-of-Way, Major Arterial

**OPPOSITION TO OR SUPPORT OF REQUEST:** Staff has received no comments in support of or opposition to this request.

**ATTACHMENTS:**

- Location Map and Aerial Exhibit
- Letter of Intent
- Proposed Conveyance Plat